

REVISED AGENDA
BROOKFIELD ZONING COMMISSION
Thursday, October 25, 2012 – 7:00 p.m.
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

1. **Convene Meeting**
 - a. **Review Minutes of Previous Meetings: 10/11/12**
2. **Land Use Enforcement**
 - a. **Enforcement Officer's Report:**
3. **Review Correspondence**
 - a. **Minutes of other Boards and Commissions: Inland Wetlands Commission 10/9/12 special, 10/15/12; Zoning Board of Appeals; Planning Commission 10/4/12, 10/18/12; Zoning Sub-Committee**
 - b. Memo from Katherine Daniel to Zoning Commission datd 10/17/12 Re: Incentive Housing Zone funds available
 - c. Connecticut Federation of Planning And Zoning Agencies Quarterly Newsletter – Fall 2012
 - d. Letter from Neil Marcus to Zoning Commission dated 10/11/12 Re: 117 Whisconier Road – Contractor's Yard Non-Conforming Use
4. **Public Hearing: 7:30 p.m.**
 - a. **Proposed Regulation Change #201200834: Section 242-308C(2) – Temporary permit for carnivals, etc.**
 1. Memo from Planning to Zoning dated 10/5/12 Re: Proposed Regulation Change Application #201200834
 2. Letter from Neil Marcus to Zoning Commission dated 10/10/12 Re: Application No. 201200834 – Proposed Amendment to §242-308C(2)
 3. Response letter from HVCEO to Zoning Commission dated 10/11/12 Re: Application #201200834
 - b. **Proposed Regulation Change #201200835: Section 242-306F(7) – Special Event Signs for Commercial Establishments and Section 242-306G(6) – Special Event Signs for Shopping Centers**
 1. Memo from Planning to Zoning dated 10/5/12 Re: Proposed Regulation Change Application #201200835
 2. Letter from Neil Marcus to Zoning Commission dated 10/10/12 Re: Application #201200835 – Proposed Amendment to §242-306F(7) & §242-306G(6)
 3. Response letter from HVCEO to Zoning Commission dated 10/11/12 Re: Application #201200835
 - c. **Proposed Regulation Change #201200836: Section 242-501G(11) – Industrial and Commercial Districts Special Conditions – Restaurant, cocktail lounge, cabaret; change to section 242-202: Definition of "Drive-through Restaurant**
 1. Letter from Neil Marcus to Zoning Commission dated 10/10/12 Re: Application #201200836 – Proposed Amendment to §242-501G(11) & §242-202
 2. Response letter from HVCEO to Zoning Commission dated 10/11/12 Re: Application #201200836
 - d. **Proposed Regulation Change #201200843: Section 242-202 – Definitions: Open Space**
 1. Memo from Planning to Zoning dated 10/5/12 Re: Proposed Regulation Change Application #201200843
 2. Letter from Neil Marcus to Zoning Commission dated 10/10/12 Re: Application #201200843 – Proposed Amendment to §242-202
 3. Response letter from HVCEO to Zoning Commission dated 10/11/12 Re: Application #201200843

5. Continued Public Hearing:

- a. **366 Federal Road (Healthy Weighs, Inc.) #201200795: Design Review for a 2,105 square foot building addition (PH close date 11/15/12)**
- b. **40 & 64 Laurel Hill Road (The Residences at Laurel Hill) #201200588: Design Review for a proposed Incentive Housing Project (PH close date extended to 10/25/12)**

The following list of maps were received at the 10/11/12 meeting:

1. **Map Cover Sheet titled “The Residences At Laurel Hill Proposed Incentive Housing Development” prepared by CCA, LLC dated 6/20/12 revised thru 10/9/12**
 - **“General Legend, Notes And Abbreviations”** dated 6/20/12 revised 7/2/12 – sheet N1
 - **“Boundary Survey”** dated 5/10/12 revised 6/6/12 – sheet 1 of 1
 - **“Existing Conditions Plan”** dated 6/6/12 – sheet 1 of 1
 - **“Layout And Materials Plan”** dated 6/6/12 revised thru 10/9/12 – sheet C1
 - **“Grading And Drainage Plan”** dated 6/6/12 revised thru 10/9/12 – sheet C2
 - **“Utilities Plan”** dated 6/6/12 revised thru 10/9/12 – sheet C3
 - **“Landscape Plan”** dated 6/6/12 revised thru 10/9/12 – sheet C4
 - **“Landscape Plan Enlargement”** dated 6/6/12 revised thru 10/9/12 – sheet C4a
 - **“Landscape Plan Enlargement”** dated 6/6/12 revised thru 10/9/12 – sheet C4b
 - **“Erosion Control Plan”** dated 6/6/12 revised thru 10/9/12 – sheet C5
 - **“Notes And Details”** dated 6/6/12 revised 7/2/12 – sheet C6
 - **“Notes And Details”** dated 6/6/12 revised thru 9/19/12 – sheet C7
 - **“Notes And Details”** dated 6/6/12 revised 7/2/12 – sheet C8
 - **“Notes And Details”** dated 6/6/12 revised 7/2/12 – sheet C9
 - **“Notes And Details”** dated 6/6/12 revised 7/2/12 – sheet C10
 - **“Notes And Details”** dated 6/6/12 revised 7/2/12 – sheet C11
 - **“Sedimentation And Erosion Control Plan”** dated 12/7/05 – sheet E1
- (a)** **Handed into Land Use 10/18/12 – New map “Notes And Details” dated 6/6/12 revised 10/18/12 – sheet C7**
2. Invoice for Architectural Services from Leigh Overland Architect, LLC dated 9/25/12 – invoice #2012/161 in the amount of \$2,705.50
3. Maps handed into Land Use 10/17/12 for The Residences At Laurel Hill (40 & 64 Laurel Hill Road) prepared by LaFreniere Architects
 - **“Typical Building Basement Level Plan”** dated 10/15/12 – sheet A1.01
 - **“Typical Building First Floor Plan”** dated 10/15/12 – sheet A1.1
 - **“Typical Building 2nd Floor Plan”** dated 10/15/12 – sheet A1.2
 - **“Typical Third Floor Plan”** dated 10/15/12 – sheet A1.3
 - **“Typical Building Roof Plan”** dated 10/15/12 – sheet A1.4
 - **“Typical Building Elevations”** dated 10/15/12 – sheet A2.1
 - **“Exterior Sections And Details”** dated 10/15/12 – sheet A3.1

6. Old Business:

- a. **871 Federal Road (Riverview Incentive Condominium Development) #201200840: Site Plan Modification for changes limited to subsurface revision of storm water detention system and sanitary sewers, and replacement of box culvert with CMP arch pipe (dec date 12/1/12)**
 1. Letter from Michael Lillis, P.E. to Zoning Commission dated 10/17/12 Re: Riverview at 871 Federal Rd #201200840, Previously –Approved Incentive Condominium Development
 2. Map titled **“Phasing Plan”** prepared by CCA, LLC dated 10/16/12 – sheet PHASE

- b. **7 Station Road #201200881: Certificate of Zoning Compliance in the Town Center District for “Connecticut Fence and Landscaping” business.**
 - c. **57 Laurel Hill Road #201200636: Bond Set**
 - d. *857-857A Federal Road (Riverview Luxury Apartments) #201200887: Design Review for three 9,200 sq. ft. Incentive Housing Apartment Development (Public Hearing scheduled for 11/8/12)*
- 7. New Business:**
- a. **22 Hickory Hill Road #201200910: Single Family Dwelling Conversion**
 - b. **807 Federal Road (Peachwave) #201200895: Site Plan Modification to add more parking making a total of 19 spaces; add 641 sq. ft. of more usable square footage bringing the total square footage to 2241 (dec date 12/29/12)**
 - 1. Map titled “Proposed Floor Plan” prepared by P.W. Scott Engineering & Architecture dated 8/1/12 – sheet A1A
 - “Proposed Right Side Elevation” dated 8/1/12 – sheet A2A
 - “Parking Site Plan” dated 4/23/12 revised 10/5/12 – sheet SY1
 - c. **4 Sand Cut Road (Unit #5) #201200928: Certificate of Zoning Compliance within the Aquifer Protection District for a pool service business going by the name “George’s Pool Service, Inc.”**
 - 1. Report titled “Storage facility proposed layout and fire protection planning” dated 10/15/12
 - 2. “Material Safety Data Sheet”
 - d. **Regulation Section 242-404D 2(d): Memo from Katherine Daniel to Zoning Commission dated 10/16/12 Re: The “Condo Cap” regulation**
 - e. **8 Cawdor Burn Road #201200934: Single Family Dwelling Conversion**
 - f. **20 Vale Road #201200935: Design Review for a proposed 30,000 sq. ft. office building (dec date 12/29/12)**
 - 1. **Development Report for Proposed Office Building prepared by CCA, LLC dated 10/15/12**
 - 2. **Drainage Report prepared by CCA, LLC dated 10/8/12**
 - 3. **Map cover sheet titled “Site Development Plans” Berkshire Corporate Park prepared by CCA, LLC dated 10/8/12**
 - “General Legend, Notes And Abbreviations” dated 6/2012 – sheet N1
 - “Layout & Materials Plan” dated 10/8/12 – sheet C1
 - “Grading & Drainage Plan” dated 10/8/12 – sheet C2
 - “Site Utility Plan” dated 10/8/12 – sheet C3
 - “Landscape Plan” dated 10/8/12 – sheet C4
 - “Retention Basin Site Plan” dated 10/8/12 – sheet C5
 - “Notes & Details” dated 10/8/12 – sheet C6
 - “Notes & Details” dated 10/8/12 – sheet C7
 - “Sedimentation And Erosion Control Plan” dated 12/7/05 – sheet E1
 - 4. Map titled “**Property Survey/Subdivision Map Berkshire Corporate Park**” prepared by Surveying Associates dated 6/2012
 - 5. “Preliminary Floor Plan” - Berkshire Corporate Park dated 10/17/12
 - 6. “Preliminary Elevations” – Berkshire Corporate Park dated 10/17/12
- 8. Tabled Items:**
- 9. Informal Discussion:**
- 10. Comments of Commissioners:**
- 11. Adjourn:**

****Next Regular Meeting Scheduled for November 8, 2012****